



Approved
as amended
14 SEP 15
CFN

Minutes
Architectural Review Board
August 10, 2015
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

Kerri S. Barile, Chair
Jamie Scully, Vice Chair
Susan Pates
John Van Zandt
Sabina Weitzman
John Harris
Kenneth McFarland

Members Absent

Staff

Erik Nelson
Phaun Moore

Dr. Barile called the Architectural Review Board meeting to order at 7:32 p.m.

OPENING REMARKS

Dr. Barile determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

APPROVAL OF AGENDA

Ms. Weitzman added an item to Other Business – brief discussion about the Certificate of Appropriateness application.

Dr. Barile added an item to Other Business – update on recent suit brought forth by Mr. Palmer regarding new visual elements in the Historic District.

Ms. Weitzman made a motion to accept the agenda as modified. Ms. Pates seconded. The motion carried unanimously.

REVIEW OF MINUTES

There were no changes to the meeting minutes from July 13, 2015.

Ms. Weitzman made a motion to adopt the minutes as written. Mr. Scully seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Dr. Barile asked if any Board member had engaged in *ex parte* communications on any item before the Board.

Mr. Scully stated he had had a brief conversation with John Janney regarding 217 Princess Anne Street.

DISCLOSURE OF CONFLICTS OF INTEREST

Dr. Barile asked if any Board member had a conflict of interest for any item before the Board.

Dr. Barile disqualified herself from Other Business Item # 3, as her company had authored the nomination.

APPLICATIONS- NEW BUSINESS

1. Roy and Marie Leonard – Exterior alterations at 1310 Prince Edward Street.

The applicants and their contractor, Jeff Furnie, from Hand Construction, were present. There was no public comment.

Ms. Weitzman asked which brand of windows and materials they were proposing to use.

Mr. Furnie said they would be using 6/6, vinyl, double hung windows to match the other windows.

Dr. Barile clarified they were requesting all vinyl windows, not true divided lights and asked if they had considered true divided lights.

Mrs. Leonard said that none of the other windows had true divided lights and it would be inconsistent.

Mr. Furnie stated that the house had been built in 1943 and they were trying to match windows as close as possible.

Ms. Weitzman said the windows had simulated divided lights, with grills on the inside and outside. She asked if the applicants would be open to go with a clad, wood unit.

Mr. McFarland clarified that they follow guidelines for preserving the historic character of the Historic District and that the ARB's decisions are not just based on their opinions.

Mrs. Leonard thanked Mr. McFarland for the clarification. She said she thought a true divided light window would not be appropriate.

Mr. VanZandt clarified that the grill on their existing windows was between the glass, not on the exterior.

Dr. Barile commented that the texture and profile of vinyl is flat. She said that their existing windows had more texture and depth.

Mrs. Leonard asked if the Board would consider a non-divided light pattern.

Dr. Barile said she thought that would be more in character than the flat, vinyl grills and asked the applicants what their preference was.

Mrs. Leonard said divided lights were ~~not~~ her preference. She said the windows were on the back side of the structure and could not be seen from the street. CFN

Mr. McFarland said that even though the windows were on the back side, they should still be taken into consideration.

Mr. Scully suggested they table the windows and move on to the other details.

Dr. Barile asked if there were any further comments.

Mr. McFarland said that he thought Hardy plank was appropriate for an addition.

Mr. Scully said he thought the different roof profile was appropriate.

Mr. McFarland said he thought the soffit was appropriate.

Mr. Scully suggested the applicants provide a cut-sheet for the windows.

Mr. Scully made a motion to approve the roof, soffit, window and corner board trim, and the siding as presented. Mr. VanZandt seconded. Motion carried unanimously.

Dr. Barile suggested they have a work session for further consideration of the windows.

Mr. Furnie agreed to supply a sample of the windows.

The Board agreed to meet on Monday, August 17, 2015 at 7:30 p.m. for a work session.

2. Simply Home, LLC – Fences at 616 Prince Edward Street.

The applicant was not present. There was no public comment.

Ms. Weitzman commented that a code compliant railing was necessary and the selected metal was nice. She noted that the installation followed the slope, however, rather than being plumb, and was not very complimentary.

Mr. VanZandt asked if the fence was installed by the City or the applicant.

Mr. Nelson said it was installed by the applicant.

Mr. McFarland and Ms. Weitzman agreed that the fence had not been installed as well as it might have been.

Mr. Scully made a motion to approve the fences as installed. Mr. Harris seconded. Motion carried 6-1, with Ms. Weitzman opposed.

3. Edward Bartz – Signs at 723 Caroline Street.

The applicant was present. There was no public comment.

Mr. Scully made a motion to approve the signs as presented. Mr. VanZandt seconded. Motion carried unanimously.

4. Andre Powell – Signs at 1108 Caroline Street.

The applicant was present. There was no public comment.

Ms. Weitzman made a motion to approve the signs as presented. Mr. McFarland seconded. Motion carried unanimously.

5. Phillip P. Atkins – Exterior alterations at 303 Charlotte Street.

The applicant's representative, John Janney, was present. There was no public comment.

Ms. Weitzman asked what the back of the building had been originally and why they were not proposing to fill the entire opening from the previous windows. She said that once the openings were covered with stucco, the trace of the openings would disappear.

Mr. Janney said the headers were above the dropped ceiling grid on the inside of the structure.

Ms. Weitzman suggested an aluminum storefront unit so as to not lose what had originally been there.

Mr. Janney said that once they did the Dryvit, it would all come together.

Mr. McFarland asked Ms. Weitzman if she was suggesting larger windows.

Mr. Scully asked what vinyl clad units they would be using and if they would be true or simulated divided lights.

Mr. Janney said they would be Anderson units with exterior grills, and would look almost the same as the rest of the windows.

Ms. Weitzman asked if the applicant would be willing to go with 1/1 double-hung windows, without the grills.

Mr. Janney said they would be open to that option.

Dr. Barile asked the Board if they wanted to make a decision or require the applicant to provide more information.

Mr. Janney said that he could provide a sample the next day and asked the Board what their preference was for the windows.

Ms. Pates referenced the new windows that had been installed at 702 Princess Anne Street. She said that building retained the original windows on the front façade, and the side windows had been replaced with aluminum clad, wood core windows. Ms. Pates said she thought that type of window would be more appropriate than a vinyl window.

Mr. Janney said the Anderson windows were wood core windows wrapped in vinyl and they came in a variety of styles.

Ms. Pates said the Board needed to know the specifics.

Mr. Janney said they would present windows with an open pane and an exterior grill.

Mr. VanZandt recommended that they have interior and exterior grills, and a spacer between the panes so that it had the divided light look.

Mr. Janney reiterated that they would be willing to use 1/1 windows, without grills.

Mr. VanZandt made a motion to approve the installation of 1/1, vinyl clad windows with a wood core and the application of a stucco/Dryvit finish on the cinderblock wall. Mr. Harris seconded. Motion carried unanimously.

Dr. Barile asked Mr. Janney to let Mr. Nelson know if they decided they wanted to go with a divided light pattern.

6. Downtown Greens – Exterior alterations at 206 Charles Street.

The applicant, Sarah Perry, and her representative, Billy Mock, of 402 Collingwood Drive, Stafford, Virginia were present.

Danae Beckler, of 1410 Prince Edward Street, said that she was an architectural historian and replacement materials were not appropriate and would not add value to the Historic District.

Emily Taggart Schricker, of 801 Marye Street and president of the Historic Fredericksburg Foundation, cautioned that replacing windows would introduce a cycle of periodic replacement.

There were no further public comments.

Ms. Weitzman said Downtown Greens was a phenomenal organization, but she could not support replacement of all their windows. She said that the seals on replacement windows would fail in 10-15 years and would have to be replaced again. Ms. Weitzman encouraged the applicant to re-use or repair the existing windows which were not bad. She said that option might be the most appropriate, and the best economic and energy saving choice.

Mr. McFarland said the structure was in a crucial location and it was important to adhere to the ARB guidelines. He said since Downtown Greens was a well known non-profit organization in Fredericksburg, they might be able join together with other non-profit organizations to make repair possible.

Mr. Nelson reminded the Board that the basement windows were already replacement windows and might be considered.

Ms. Perry said they had looked into repairing the windows, but the cost was too high for their budget.

Mr. Mock said a lot of the windows were not original. He said that a lot of the windows had interior, removable grids. He said he understands repairing the original front windows, but the side and rear were replacement windows.

Mr. McFarland said he understood that not all windows were original and suggested they do a report on all of the windows with brief details and images.

Ms. Weitzman asked if they had considered how long the replacement windows would last and said it would be a bad investment for their budget in the future.

Dr. Barile asked if they had considered interior storm windows. She said that could be an option to help stop the draft and would be a lot less expensive.

Ms. Perry said they had plastic covering the windows and could still feel a draft.

Ms. Weitzman commented that it was a drafty building and that if the walls weren't insulated; replacing the windows was not going to solve their problem.

Mr. McFarland commented on their quote for vinyl windows and asked Mr. VanZandt if it was reasonable.

Mr. VanZandt said that \$1000 per window to fully replace the windows was a reasonable estimate.

Ms. Pates noted that the windows had been retained at 616 Prince Edward Street and suggested the Board go look at the windows at 209 Charles Street.

Ms. Perry said that because they were a non-profit organization, they were getting a significant discount from the manufacturer and installer.

Dr. Barile said that pure vinyl windows would not be approved by the Board. She suggested that the Board visit the site.

The Board agreed to meet the applicants at the site on Monday, August 17, 2015 at 6:30 p.m. to further discuss the possibilities and work together to make a good decision.

7. John A. Janney – Exterior alterations at 217 Princess Anne Street.

The applicant was present.

Mr. Nelson read emails into the record, received from David and Terrie James, of 213 Princess Anne Street, Emily Taggart Schricker, of 801 Marye Street and HFFI, and Denise Malczewski, of 220 Princess Anne Street. Emails attached.

Mr. Janney said that he had looked into and would be willing to go with a standing seam, metal roof. He said that the current windows were 6/6 on the top floor and 1/1 on the bottom and that he would like for them to be the same. Mr. Janney presented samples for the replacement sash.

David James, of 213 Princess Anne Street, presented the Board with a handout. He said that from 1920-1927 wood roofs were replaced with metal. Mr. James said an asphalt shingle roof would not be appropriate. He agreed that the windows should match, but should be retained or repaired. Handout attached.

Ms. Emily Taggart Schricker from HFFI, said windows tell a story. She said she understood the applicant's desire to make them match, but they are a unique feature of that structure. Ms. Schricker provided a report on the windows.

Mo Deadman, of 214 Princess Anne Street, thanked Mr. Janney for agreeing to go with a metal roof and for supporting the public.

There were no further public comments.

Mr. Harris pointed out that the email stated that Mr. Janney was a builder. He clarified that the Board treats all applicants the same.

Dr. Barile suggested they vote on the alterations one item at a time.

Dr. Barile clarified that Mr. Janney said he would replace the existing standing seam metal roof, with a metal roof that has approximately the same panel width, with crimped seams and ridge detail. Mr. Janney said that was correct.

Ms. Weitzman explained that the existing roof did not have a cap, it was crimped and not vented.

Mr. Janney said they could provide vents on the blind sides.

Mr. Harris made a motion to approve replacement of the roof with a standing seam, metal roof, with appropriate crimping and without a ridge cap, to mirror the current roof as close as possible. Mr. McFarland seconded. Dr. Barile clarified that Mr. Janney had revised his proposal. Motion carried unanimously.

Dr. Barile asked if there were any comments on the shed gable.

Ms. Weitzman commented that the existing roof was in bad condition and asked if they were going to replace framing.

Mr. Janney said they were working on a repair.

Ms. Weitzman made a motion to approve the alterations to the gable end of the shed as presented. Mr. Harris seconded. Motion carried unanimously.

Mr. Scully suggested the Board visit the site to discuss the windows.

Mr. Janney clarified that he would like to change the sash on the whole house, but on the face of the house, he would like to change either the top or bottom to make them match.

Ms. Weitzman clarified that the ARB guidelines state to repair not replace. She said she noticed the windows did not match, but they were an important feature of the house.

Mr. Janney commented that he was trying to build a product that would improve and enhance the neighborhood.

Dr. Barile commented that they need to determine whether the windows were a character defining feature to the period of significance of the building.

The Board agreed to visit the site with Mr. Janney on Monday, August 17, 2015 at 6:00 p.m.

OTHER BUSINESS

1. Transmittal of Planning Commission agenda.

Mr. Nelson stated there was no Planning Commission meeting in August.

2. Preservation Virginia Conference Dates.

Mr. Nelson informed the Board that the conference would be held October 18-20, but there would not be a lot of ARB training. He said the agenda was posted online.

3. National Register Nomination for Shiloh Baptist Church (Old Site).

Mr. Nelson commented that this was an excellent nomination.

Mr. Harris made a motion that the Board support the nomination. Ms. Weitzman seconded. Motion carried 6-0-1 with Dr. Barile abstaining since she had written the nomination.

Dr. Barile said the church had been great to work with.

4. Certificate of Appropriateness Application.

Ms. Weitzman said there had been problems with presentations not having enough information. She suggested that if an application was incomplete, it get tabled.

The Board discussed issues with the application. Mr. Nelson said he had planned to revise it and would take the opportunity to get this done.

5. Recent suit by Mr. Palmer.

Dr. Barile asked for an explanation about Hamilton Palmer's lawsuit against the City. Mr. Nelson explained the process for reviewing utility and infrastructure changes in the Historic District and then outlined Mr. Palmer's concern about a replacement power pole.

Mr. Scully made a motion to adjourn. Mr. VanZandt seconded. Motion carried unanimously.

Meeting adjourned at 9:45 p.m.



Kerri S. Barile, ARB Chair

Erik Nelson

From: Erik Nelson
Sent: Monday, August 10, 2015 8:59 AM
To: 'David and Terrie James'
Subject: RE: 217 Pr. Anne St. ARB Comments

David and Terrie,

Thanks for your emails and for getting folks in your neighborhood involved. I can appreciate that you have concerns about the metal roof, as do I, but I must adhere to the ordinance and our guidelines. As an example, fiberglass shingles are a standard roofing material and there are hundreds of houses in the Historic District with such a roof. We cannot outright deny their use. You also state that the metal roof is "original." How do you know that? It might be original and if that is the case we could make a strong case that it should be replaced in-kind. Shingles were quite common during the house's period of construction, though, and shingles would still be an acceptable material. The windows are another matter. I have grave concerns about replacing windows, but have to outline various options for the ARB. They are smart folks and will make a judicious decision. I can't get into owner motives either. My memo is supposed to be a straight technical analysis.

We will add the Darbytown email to the list that receives ARB notices directly. If there is ever a case on there that is of interest, let us know, and we will forward the related information.

Erik F. Nelson

Senior Planner
City of Fredericksburg
540 372-1179

From: David and Terrie James [<mailto:thejamesemail@msn.com>]
Sent: Sunday, August 09, 2015 12:42 PM
To: Erik Nelson
Subject: 217 Pr. Anne St. ARB Comments

Erik,

Per our previous conversation, my wife and I believe a re-builder who is improving an old property for financial gain should have to maintain the integrity of the outside of the house, as much as possible. The standing seam tin roof should be replaced with another standing seam roof of similar material (no strange ridge cap or vent) or the original tin repaired. This work should include half round gutters, like the ones that were recently removed. The windows should be maintained as is, unless they are beyond repair; replacements of similar design can be found. Additionally, fiberglass shingles are not compatible with the historic nature of our neighborhood. It would barely be acceptable, had this been an existing shingle roof on an old *Sears and Roebuck* hip roof but this is an 1870s. How many tin roofs will we replace before we realize we have lost the integrity of our neighborhood? We don't want to live in a place where it is acceptable for every house to be shingled. Had we wanted that, we would live in a plastic-land subdivision. We proudly maintain our wooden sided, tin roofed Victorian home. My immediately adjacent neighbor should do the same, especially when their main interest is to maximize the profits on the future sale of the property.

Please convey our sentiment to the board members before the ARB meeting, if possible, with the attached picture. The adjacent tree was severely hacked into, in order to start roof work. The roof and house details are now clearly visible.

David and Terrie James

Erik Nelson

From: Erik Nelson
Sent: Monday, August 10, 2015 9:05 AM
To: 'Emily Taggart Schricker'; Kerri Barile; Jamie A. Scully; Jon Van Zandt; Susan Pates; Kenneth McFarland; Sabina Weitzman; John Harris
Subject: RE: 217 Princess Anne St - Monday's ARB Meeting

Emily,
Thanks for the background info. This is very useful. I share your concern about the windows, but the roof is more problematic. It is not clear that the metal roof is original (they just don't last 150 years) and it is quite likely that the original roof was a shingle roof. This is why the Board gets the big bucks...

Erik F. Nelson
Senior Planner
City of Fredericksburg
540 372-1179

From: Emily Taggart Schricker [<mailto:taggart99q@yahoo.com>]
Sent: Sunday, August 09, 2015 3:38 PM
To: Erik Nelson; Kerri Barile; Jamie A. Scully; Jon Van Zandt; Susan Pates; Kenneth McFarland; Sabina Weitzman
Subject: 217 Princess Anne St - Monday's ARB Meeting

Please forward this to Mr. Harris, as I do not have his email address.

Dear Mr. Nelson and Fredericksburg ARB,

On the agenda for the 8/10/15 Fredericksburg ARB Meeting I see that alterations to 217 Princess Anne Street will be discussed.

This is the property that I did some research for previously, so I wanted to share the information I had found. (It isn't a formal report, but I wanted to make sure you all saw it.)

Also since window replacements are going to be discussed, I thought I would mention that though there are 1-2 windows that are in poor repair, many of the windows are in good shape and to allow replacements would be a disappointment to our historic district. Of particular concern are the windows on the front facade. The ones on the porch are covered from the weather as well as having storms on them. They are well protected. And though whether they are "original" to the house is a question, they certainly date to an early period, likely the late-nineteenth century. When I was there inspecting the house this spring I noticed the hardware and did some research on it. They appear to be from this period (late-19th c). There are images in the attached document.

Also of concern is the request to replace the metal roof with fiberglass shingles. I hope the board will not allow this to happen either. The residents of that neighborhood have worked hard to maintain the historic integrity of the area and to allow these changes would be inappropriate to the home as well as to the close knit community that surrounds it.

I will of course be at the meeting to share this with you all in person, :) but I wanted to give you some additional time to look over the information I have collected.

Thank you all for your time and dedication to Fredericksburg's Historic District.

Emily

Emily Taggart Schricker
cell - (323) 351-3996

Erik Nelson

From: Erik Nelson
Sent: Monday, August 10, 2015 9:20 AM
To: 'Denise Malczewski'; David and Terrie James
Cc: 'Jamie Scully'; 'John Harris'; 'John Harris'; 'Jon Van Zandt'; 'Ken McFarland'; 'Kerry Barile'; 'Sabina Weitzman'; 'Susan Pates'
Subject: RE: 217 Pr. Anne St. ARB Comments

Ms. Malczewski,

Thank you for your comments. I look forward to seeing you this evening, but if you cannot make it for whatever reason, I am forwarding a copy of this email to the Board. The question of a roof replacement is not as easy as requiring that whatever is in place today be replaced in-kind. It is not very likely that the original roof was metal. Certainly a metal roof would be visually attractive, but the owner deserves to be able to consider other appropriate materials. If a previous roof was a shingle one, that gives consideration of a new shingle roof some merit. Certainly shingle roofs were not fiberglass in the last century, but that is what is available today and found on hundreds of historic homes throughout the Historic District. Roofs wear out in a few decades anyway and will continue to need replacing. The Board consists of pretty smart people and they will welcome your input, but they need to adhere to their ordinance, and the guidelines. The passage you referenced refers to "original" qualities of the roof and it is not clear that standing seam metal is an original material. That being the case, it is OK to consider another material.

Erik F. Nelson

Senior Planner
City of Fredericksburg
540 372-1179

From: Denise Malczewski [mailto:denise.malczewski@gmail.com]
Sent: Sunday, August 09, 2015 3:54 PM
To: David and Terrie James
Cc: Erik Nelson
Subject: Re: 217 Pr. Anne St. ARB Comments

Dear Mr. Nelson,

My name is Denise Malczewski and I live directly across the street from 217 Princess Anne St., a house for which approval of exterior alterations is being sought for the roof and windows. I had intended to present my comments at the Architectural Review Board meeting on August 10, but seeing Dave and Terrie James' e-mail, I have decided to give you my comments here in advance of the meeting. I plan to attend the meeting.

When I moved to Fredericksburg in 2009, my real estate agent made clear that I would be bound by rules for what I could and could not do to my house. She guided me to the Historic District Handbook prepared by the Office of Planning and Community Development. That - as I understand it - is the guide for what you can and cannot do with houses in Fredericksburg's Historic District.

With regard to roofs, the Handbook says, "*8. Avoid replacing roofs with a substitute material that does not convey the same visual appearance of the historic roof. Replacing a metal shingle roof with standing seam metal, for example, alters a defining architectural characteristic. If replacement of a roof is not technically or economically feasible, the substitute material should convey the same visual appearance of the original roof as much as possible.*"

I believe that a comment in your memo to the ARB - that "a shingle roof would still be appropriate to this house" - is inconsistent with your own office's Handbook. The proposed fiberglass shingle roof in no way conveys the same visual appearance as the existing standing seam metal roof.

I would like the city of Fredericksburg to require that 217 continue to have a metal roof. The roof is a highly visible element of this house, as is evident in the photo in Dave and Terrie James' e-mail.

Off the top of my head, I can think of three houses in the immediate area that have had replacement metal roofs put on in just the last couple of years. The closest one is a house two doors down from 217; it is owned by a retired widow. If replacement metal roofs are economically feasible on similar buildings in the immediate area, then I contend that a replacement metal roof is economically feasible for the house at 217.

As for the windows, my first trip out of town after I moved here was to Caravati's architectural salvage business in Richmond. There you can buy a wood frame age-appropriate 6 pane window sash for less than 50 dollars.

I am a 64 year old woman with no background in restoration, but I have learned how to refurbish 115 year old windows. I am systematically refurbishing all of mine using reference books on properly restoring wood windows. I do not want to see Jeld-Wen vinyl windows across the street.

The Fredericksburg trolley comes down our street multiple times a day, showing our houses to thousands of people each year. 217 is one of the oldest, tallest structures on our block, and it has the largest lot size, I believe. When refurbished, it will be the centerpiece, literally, of this block. Because of the high visibility this house will have, we should be careful to enforce the Historic District Handbook's recommendations as it is restored. The City of Fredericksburg needs to weigh the new homeowner's short term interest in reducing costs/maximizing sale profit against the long term value of preserving architectural integrity that - among other things - attracts tourists and their money to Fredericksburg.

Please convey my sentiments to the board members before the ARB meeting if possible.

Regards,

Denise Malczewski, 220 Princess Anne St.

From: mspen1bi@umw.edu
To: fredericksburgguard@hotmail.com
Date: Mon, 10 Aug 2015 12:10:54 -0400
Subject: RE: 217 Pr. Anne

David,

Yes. The Sanborn maps indicate the roof covering type to a degree. The "x" that you can likely make out within the building footprint denotes a wood shingle roof. The "o" denotes metal/asbestos, in this case likely the current metal roof. I give the range between 1907-1927 as to when the roof was replaced as no permits survive for those dates and no additional Sanborn maps exist within that range to help narrow the date.

Best,

Michael

Associate Professor of Historic Preservation
Director, Center for Historic Preservation
University of Mary Washington
(540) 654-1311
mspen1bi@umw.edu

From: David James [fredericksburgguard@hotmail.com]
Sent: Monday, August 10, 2015 12:10 PM
To: Michael Spencer (mspen1bi)
Subject: RE: 217 Pr. Anne

Sir,

How can you tell that:

- 1886, The 2-story portion of the dwelling is covered with wood shingles.
- 1907-1927, Wood shingles replaced with metal roof.

Can you tell from the map?

David

From: mspen1bi@umw.edu
To: fredericksburgguard@hotmail.com
Date: Mon, 10 Aug 2015 09:46:00 -0400
Subject: RE: 217 Pr. Anne

David,

Not sure what Emily at HFFI sent you at this point but attached are some maps showing the property and its development. It appears the building pre-dates 1878, however I have not done the necessary deed research to further refine a date of construction. Below is a short list of relevant information from what I was able to quickly gather.

- 1878, appears in Greys map with rear addition
- 1886, appears in Sanborn map without rear addition, only the front, 2-story massing with north side 1-story addition. The 2-story portion of the dwelling is covered with wood shingles.
- 1891, Sanborn maps indicate substantial rear additions (sometime between 1886-1891)
- 1907-1927, front porch enlarged to run across the entire front. Wood shingles replaced with metal roof.
- The Estes family appears to own the property, A.M. and Virginia in the early-20th century. Might have purchased from A.M. Garner who owned quite a bit of Princess Anne Street.

Hope this helps,

Michael

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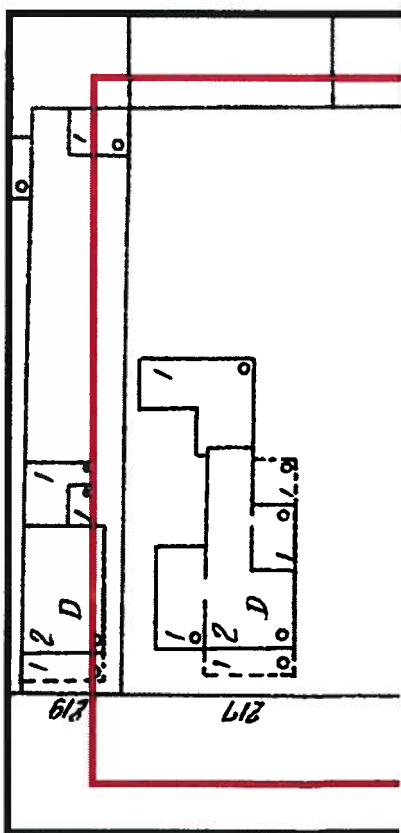
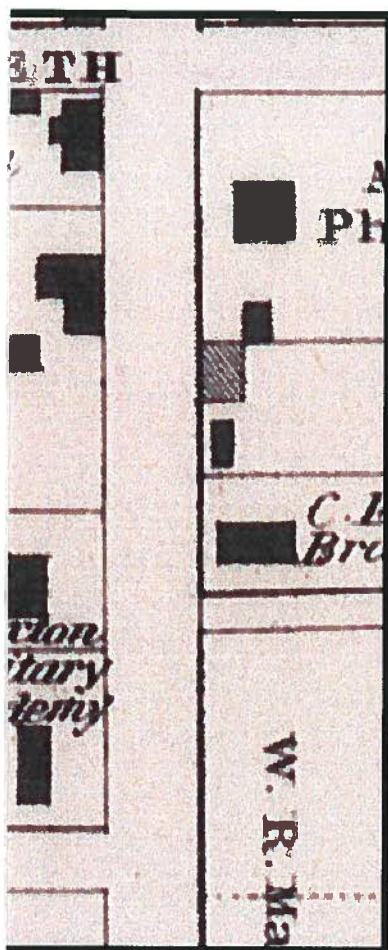
From: David James [fredericksburgguard@hotmail.com]
Sent: Saturday, August 08, 2015 5:29 PM
To: Michael Spencer (mspen1bi)
Subject: FW: 217 Pr. Anne

Sir,

Who can I contact at Mary Washington University that might have done a study on 217 Princess Anne Street? It is going to the ARB on Monday and I'm concerned that the builder flipping the property is not being considerate to the structure. I understand there was a study done by the college that indicates it predates the civil war. I would like to get a copy of the report. Hopefully, before the meeting...

Any idea how I can find it?

David James
213 Princess Anne, 373-0089



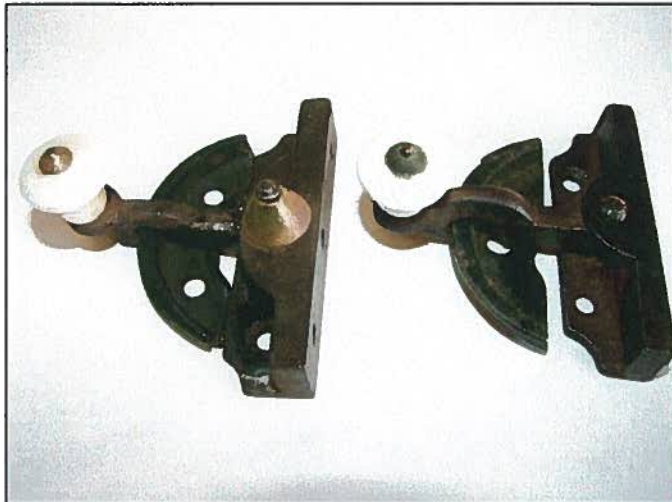
1878 Greys Maps

217 Princess Anne Street Rough Building Sequence & Window Research

Research by:
Emily Taggart Schricker

The window hardware, on the first floor windows (and possibly upstairs), has a unique design. The builder of the house, AM Garner, was a local builder whose career escalated in the 1880s-1890s (noted as building homes on Washington Avenue and for prominent citizens). One theory of the home is that the additions and the unique style of 217 Princess Anne Street grew, as did his career.

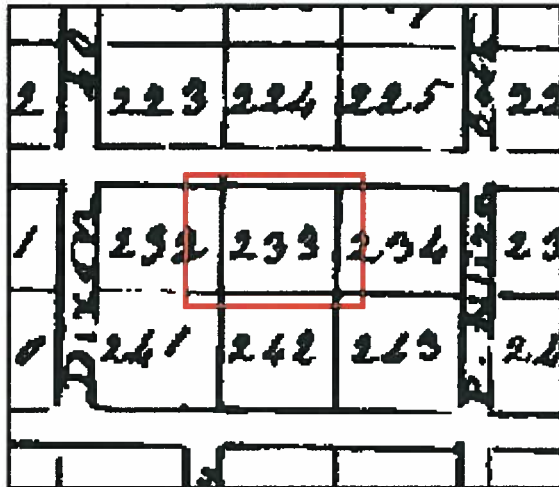
Below are two images similar to the window hardware on the first floor windows.



Short sequence of building construction

1806 Fuller Map of Town Lots

<http://resources.umwhisp.org/Fredericksburg/plats/fuller-1806.jpg>



1877 Virginia Star article - December 19, 1877

On microfilm at CRRL (Library)

VIRGINIA STAR.

Largest Circulation.

WEDNESDAY....DECEMBER 19.

Local Matters.

New Building.

Mr. A. M. Garner is building for his own use a new and handsome dwelling house on the lower end of Princess Anne street, near Hazel Hill.

1878

<http://resources.umwhisp.org/Fredericksburg/landtax/fburg1878lt.htm>

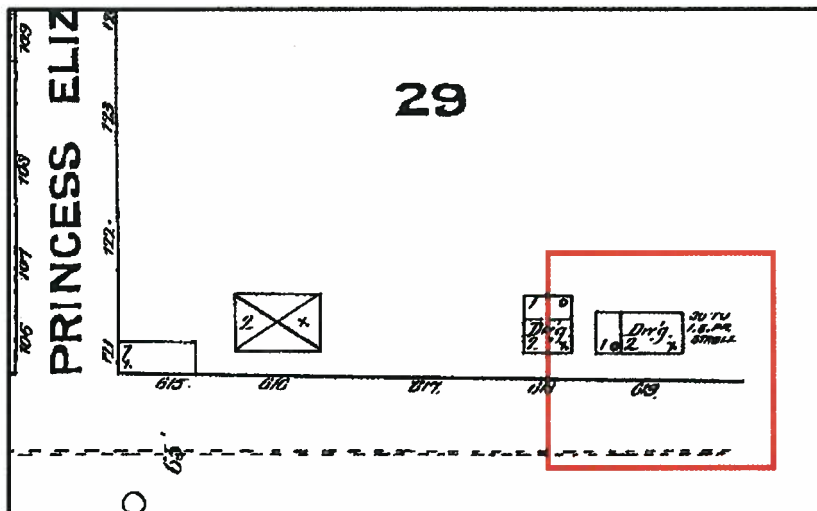
City Land Tax Records

Name of Owner	Residence	Estate, whether in fee simple, for life, &c.	Lot Number	Occupant (location)	Build	Lot + Bld	Tax	Explanations of alterations
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Garner, A. Mason			pt 233	self	800	900 4	50	of F. G. McCalley, new building
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1886 Sanborn Map

Front two-story portion of building is present, including one-story "addition" on the north side of building (facing Princess Anne St.). This may have been added when additional land was purchased to the north. (Was rear addition there at this point?? Doesn't seem likely that the north addition was put on BEFORE the rear addition)

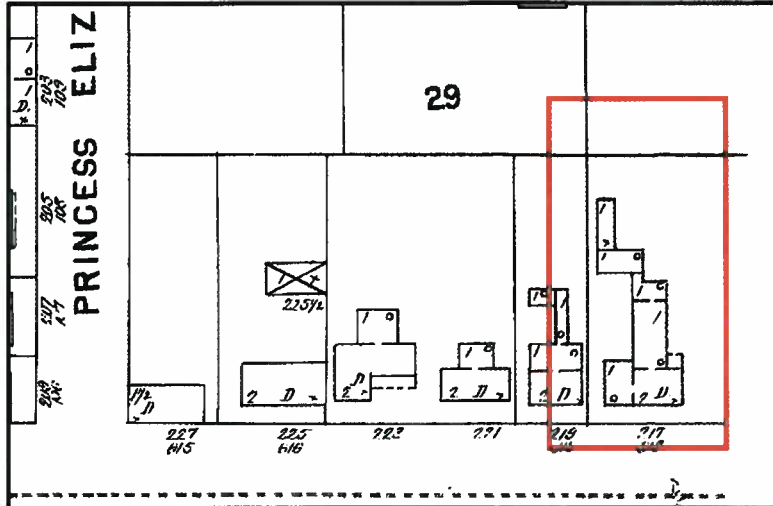


Note: 1892 City Directory

Garner	Alexander M.	contractor and builder	217 Princess Anne st
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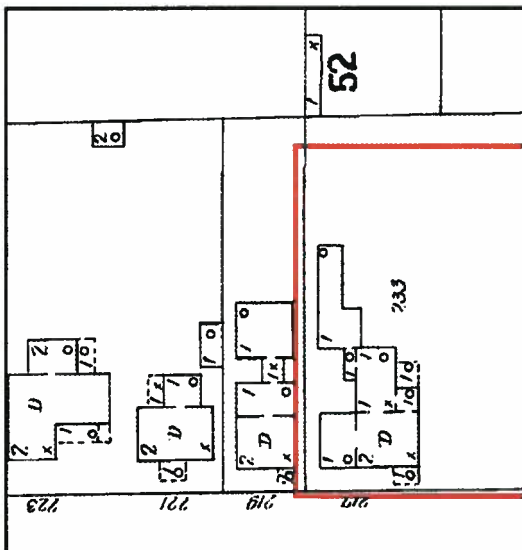
1891 Sanborn Map **1896 Sanborn Map**

Large amount of additions present on rear of building. 1892 saw an increase in land tax.



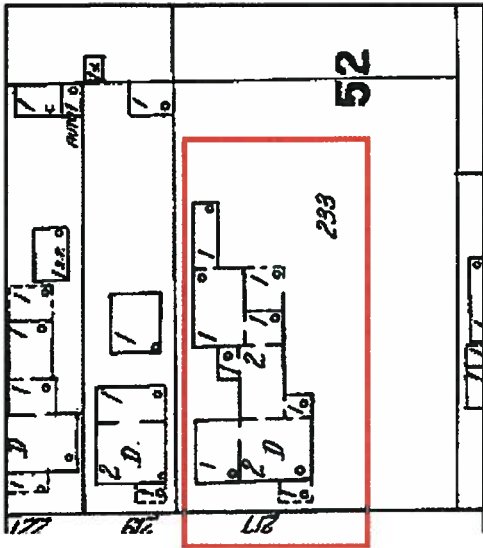
1902 Sanborn Map **1907 Sanborn Map**

Drawn differently, but likely the same.



1912 Sanborn Map
1919 Sanborn Map

Essentially the same



1927 Sanborn Map
1947 Sanborn Map

Adjusted from last map, still multiple additions, back one changed.

